094.0	0002	0024.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	570,500	/	570,500
USE VALUE:	570,500	/	570,500
ASSESSED:	570,500	/	570,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
163		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOUTHERN KARI J
Owner 2:	DIGIOVANNI HEATHER M
Owner 3:	
Street 1:	163 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCCULLOUGH DANIEL P -
Owner 2:	MCCULLOUGH STACEY Y -
Street 1:	163 FOREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1860, having primarily Clapboard Exterior and 870 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6900.000	175,500		395,000	570,500
Total Card	0.158	175,500		395,000	570,500
Total Parcel	0.158	175,500		395,000	570,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 655.75 | /Parcel: 655.75

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61444

GIS Ref

GIS Ref

Insp Date 09/29/18

!7717!

PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0024.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	175,500	0	6,900.	395,000	570,500		Year end	12/23/2021
2021	101	FV	170,600	0	6,900.	395,000	565,600		Year End Roll	12/10/2020
2020	101	FV	170,600	0	6,900.	395,000	565,600	565,600	Year End Roll	12/18/2019
2019	101	FV	182,000	0	6,900.	400,700	582,700	582,700	Year End Roll	1/3/2019
2018	101	FV	204,000	0	6,900.	299,100	503,100	503,100	Year End Roll	12/20/2017
2017	101	FV	204,000	0	6,900.	331,100	535,100	535,100	Year End Roll	1/3/2017
2016	101	FV	204,000	0	6,900.	317,300	521,300	521,300	Year End	1/4/2016
2015	101	FV	192,600	0	6,900.	269,000	461,600	461,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:03:25

LAST REV

Date	Time
08/21/19	14:27:03
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7717

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCULLOUGH DANI	72575-408	1	5/9/2019		565,000	No	No		
MARVIL DAVID L	35588-252		5/31/2002		350,100	No	No		
MCCABE DANIEL H	28612-64		5/22/1998		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	61444
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2019	SQ Returned	JO	Jenny O
9/29/2018	Inspected	PH	Patrick H
9/6/2018	MEAS&NOTICE	BS	Barbara S
3/31/2009	Measured	372	PATRIOT
8/30/2002	MLS	MM	Mary M
5/13/2000	Inspected	270	PATRIOT
1/28/2000	Mailer Sent		
1/28/2000	Measured	197	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6900		Sq. Ft.	Site		0	70.	0.82	5			Topo	-10					395,012						395,000	

Total AC/HA:	0.15840	Total SF/SM:	6900	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 395,012	Spl Credit	Total: 395,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	254319
Depreciation:	78839
Depreciated Total:	175480

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

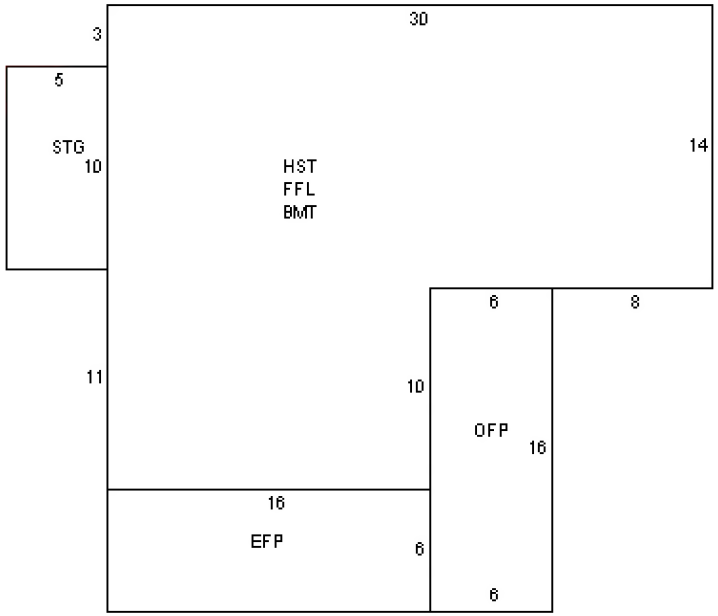
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	103.72
Final Total:	175500	Val/Su SzAd	201.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	580	54.670	31,708
FFL	First Floor	580	182.230	105,694
HST	Half Story	290	182.230	52,847
EFP	Enclos Porch	96	55.580	5,336
OFP	Open Porch	96	33.680	3,234
STG	Storage	50	10.000	500

Net Sketched Area:	1,692			Total:	199,319
Size Ad	870	Gross Area	1982	FinArea	870

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0002-0024.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	